

039.0

0007

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
753,700 / 753,700

APPRAISED:

753,700 / 753,700

USE VALUE:

753,700 / 753,700

ASSESSED:

753,700 / 753,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
10-12		PATRICK ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	SONG KENING	
Owner 2:	LI XIAO-YAN	
Owner 3:		

Street 1:	112 WILLOW STREET
Street 2:	

Twn/City:	ACTON
St/Prov:	MA
Postal:	01720
Cntry:	
Type:	

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	
Cntry:	
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 6,012 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1969, having primarily Clapboard Exterior and 2684 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		6012.000	369,500		384,200	753,700			
Total Card		0.138	369,500		384,200	753,700	Entered Lot Size		
Total Parcel		0.138	369,500		384,200	753,700	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	280.81	/Parcel: 280.8	Land Unit Type:		

PREVIOUS ASSESSMENT								Parcel ID	039.0-0007-0009.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	104	FV	369,500	0	6,012.	384,200	753,700	753,700	Year End Roll
2019	104	FV	342,600	0	6,012.	348,200	690,800	690,800	Year End Roll
2018	104	FV	342,600	0	6,012.	330,200	672,800	672,800	Year End Roll
2017	104	FV	321,300	0	6,012.	288,200	609,500	609,500	Year End Roll
2016	104	FV	321,300	0	6,012.	246,100	567,400	567,400	Year End
2015	104	FV	275,200	0	6,012.	228,100	503,300	503,300	Year End Roll
2014	104	FV	275,200	0	6,012.	189,100	464,300	464,300	Year End Roll
2013	104	FV	286,100	0	6,012.	180,100	466,200	466,200	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
GEE FA CHOI - E	1190-89		7/8/1998		258,500
				V Tst Verif	Notes
				No No Y	

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name									
4/27/1999	228	Wood Dec	3,500					NEW 2 LEVEL WDK				12/6/2018	MEAS&NOTICE	CC	Chris C									
												4/27/2009	Measured	163	PATRIOT									
												10/24/2000	Hearing Chag	163	PATRIOT									
												4/15/2000	Inspected	264	PATRIOT									
												3/1/2000	Measured	197	PATRIOT									
												11/1/1981		MM	Mary M									

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 14 - Multi-TnHs				Full Bath: 3	Rating: Average																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	15%			OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2											
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1969	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict:	Fact: .			Floor:				Totals	RMs: 10	BRs: 4	Baths: 3	HB									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: AV - Average	30.	%															
Prim Int Wall: 1 - Drywall				Functional:		%															
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 4 - Carpet				Override:		%															
Sec Floors:		%		Total: 30.5 %																	
Bsmnt Flr: 4 - Carpet				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ:	140.00																
Bsmnt Gar:				Size Adj.: 1.13701296																	
Electric: 3 - Typical				Const Adj.: 0.99435562																	
Insulation: 2 - Typical				Adj \$ / SQ: 158.283																	
Int vs Ext: S				Other Features: 121500																	
Heat Fuel: 3 - Electric				Grade Factor: 1.00																	
Heat Type: 13 - Radiant Elec				NBHD Inf: 1.00000000																	
# Heat Sys: 2				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 531626																	
% Com Wall		% Sprinkled:		Depreciation: 162146																	
				Deprecated Total: 369480																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 039.0-0007-0009.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N					Total Yard Items:				Total Special Features:												